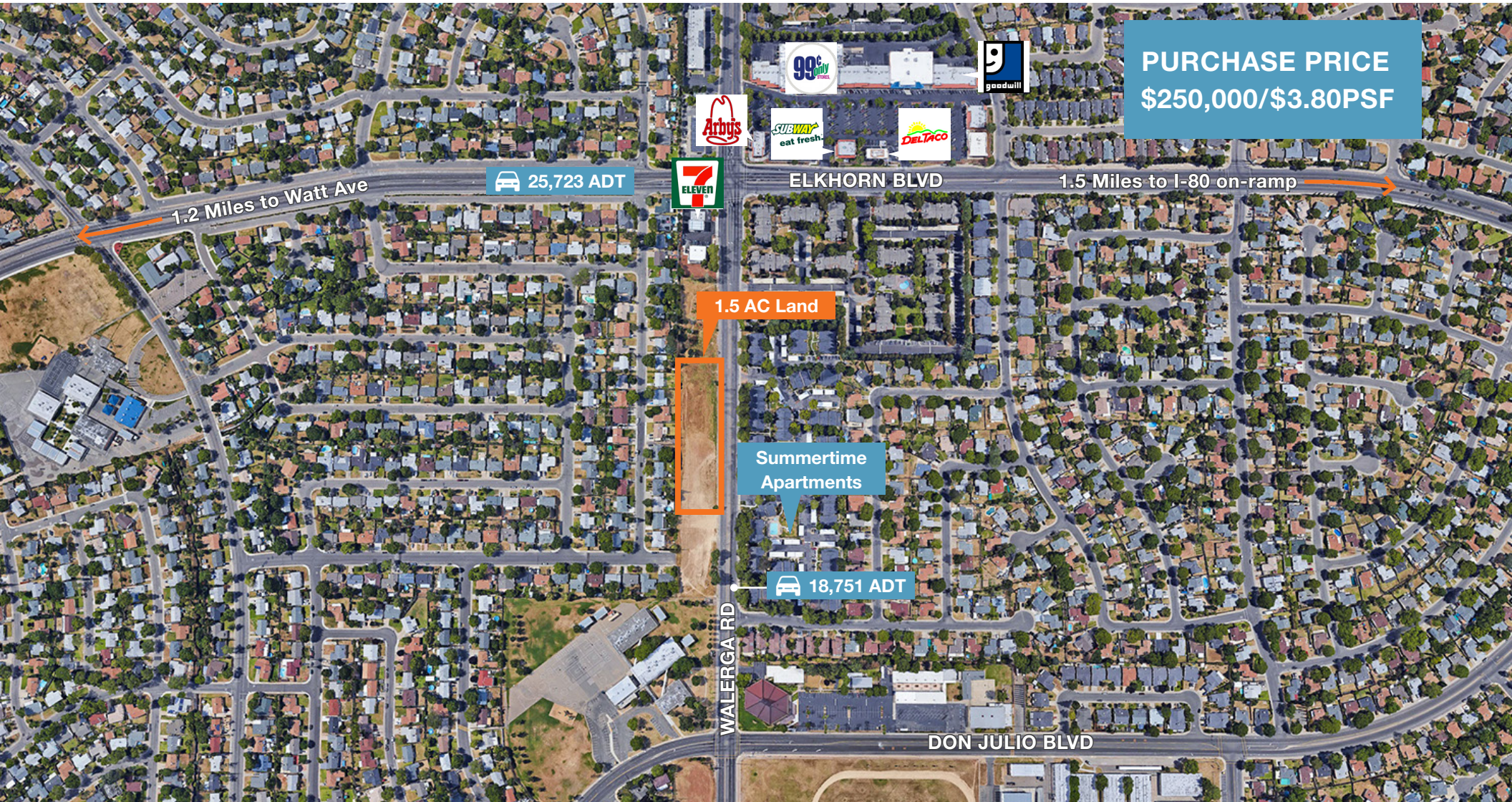


**FOR SALE**

# Walerga Road & Elkhorn Blvd Land

Land For Sale - Zoned LC | North Highlands, CA



**PURCHASE PRICE**  
**\$250,000/\$3.80PSF**

**1.5 AC Land**

**Summertime Apartments**

**18,751 ADT**

**25,723 ADT**

**1.5 Miles to I-80 on-ramp**

**CONTACT**

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# FOR SALE

# Walerga Road & Elkhorn Blvd Land

## PROPERTY FEATURES

APN: 219-0032-008

High density surroundings

Expired plans included in purchase

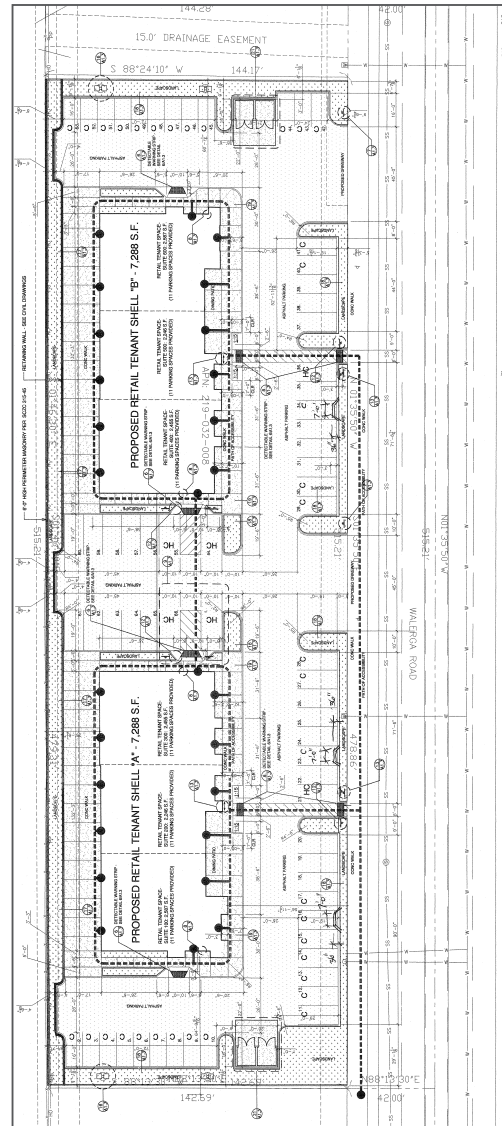
Plans scaled for 2 ±7,288 SF retail buildings

Surrounding businesses include: Big Lots, 99 Cent Only Store, Safeway, Home Depot, Walmart, CVS, Walgreens, and a variety of restaurants

Zoned LC - Limited Commercial

Permitted uses include a variety of retail goods and services, banks, professional offices, general business offices, and other similar uses (according to Sacramento County Zoning Code)

## PROPOSED SITE PLAN



## CONTACT

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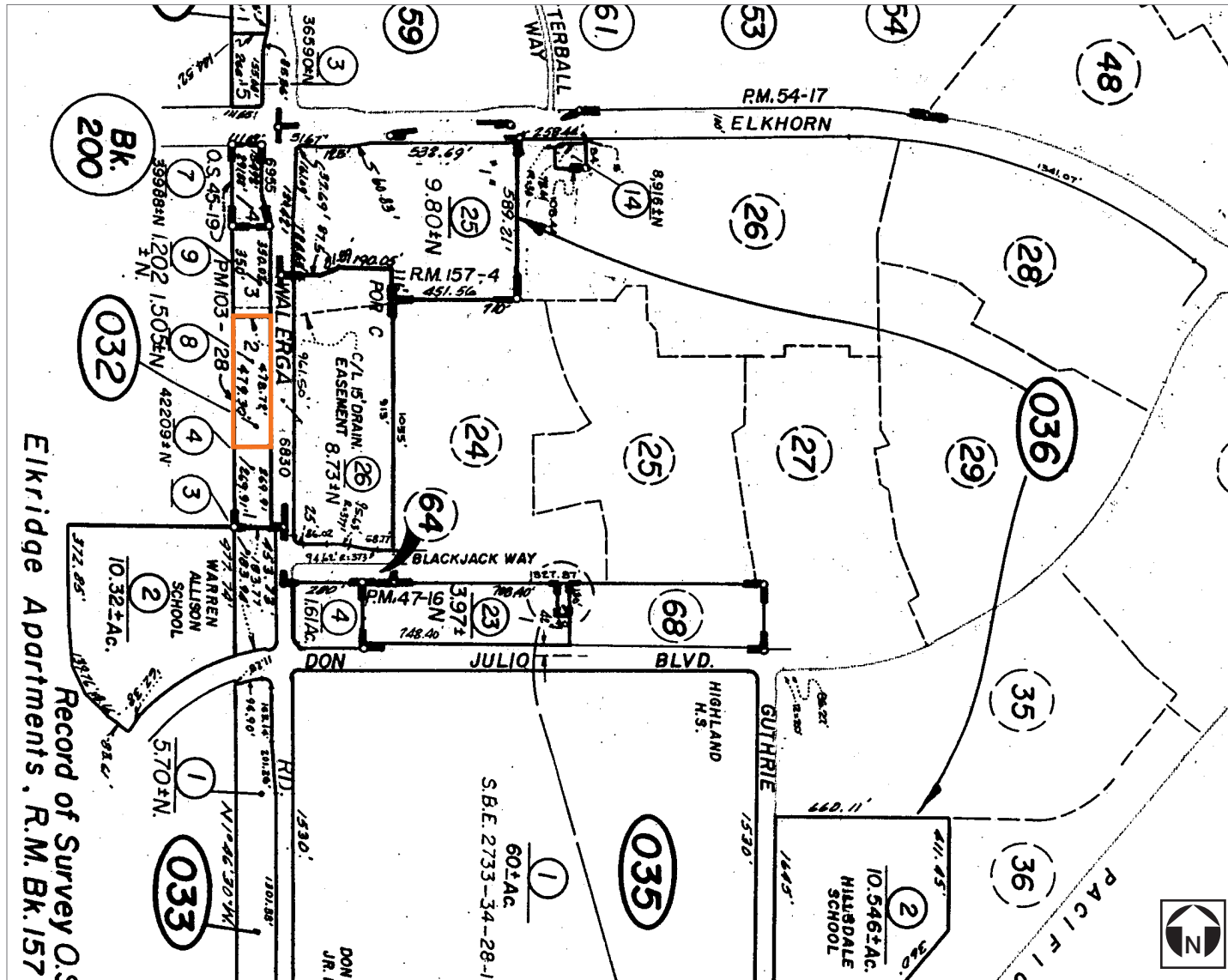
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# FOR SALE

# Walerga Rd & Elkhorn Blvd Land

## ASSESSOR MAP



## CONTACT

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